

NAS Oceana Command Brief



CAPT Bob “Goose” Geis, USN

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Overview

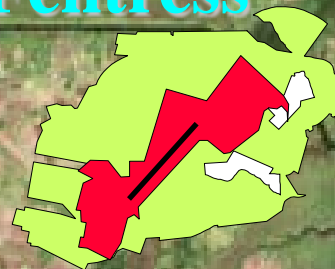
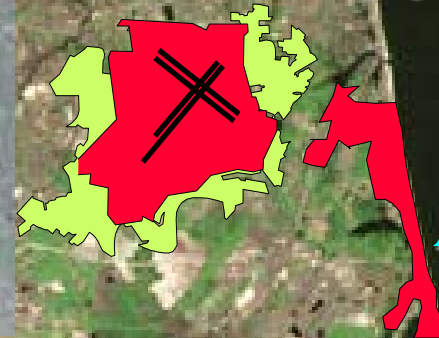
NAS Oceana, Dam Neck Annex & NALF Fentress

- Enable the Navy's mission through alignment of all shore installation support to the Fleet, Fighter and Family.
- Support Atlantic Fleet Strike Fighter Assets
- Support Joint/Interagency operations/Training
- Provide resources to train and conduct air, land and sea operations
- Personnel: 10,500 active Navy, 10,000 family, 4,500 civilians
- 2nd largest employer in VA Beach behind JEB LCFS

NAS
Oceana

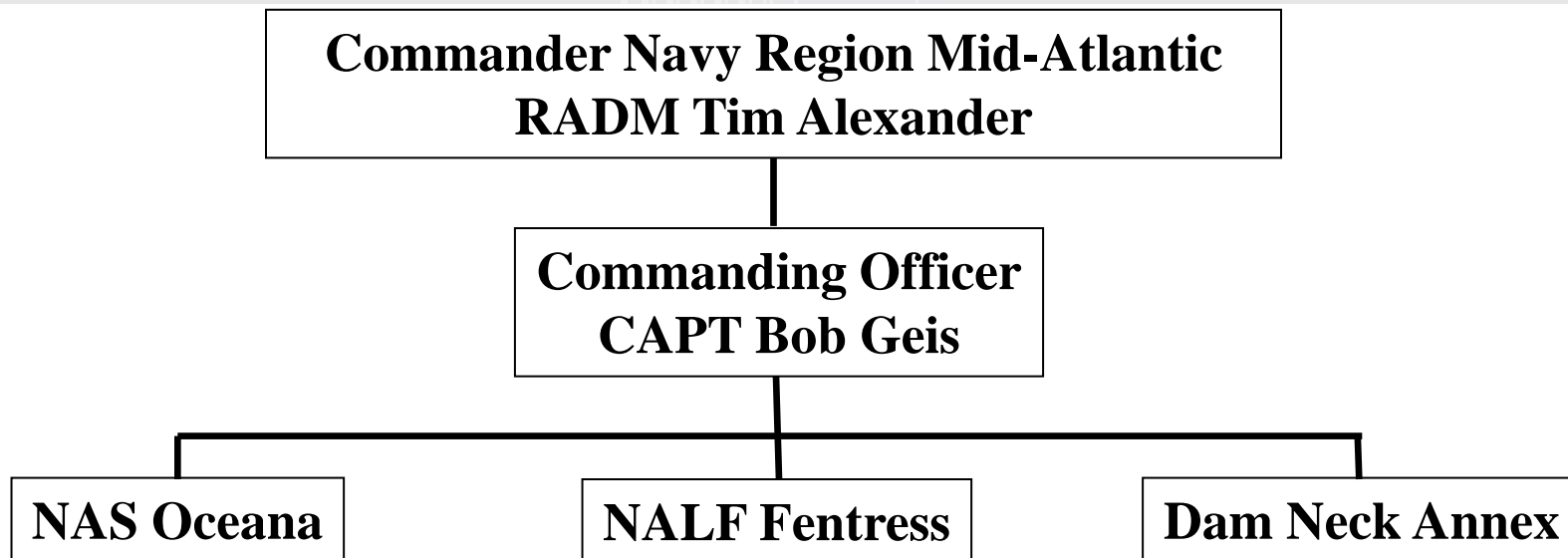
Dam
Neck
Annex

NALF
Fentress





Command Structure



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NAS Oceana

- *5,764 acres*
- *~ 7 miles of runways, 8 approach ends*
- *19 squadrons with 337 aircraft assigned*
- *Average ~ 200,000 flight operations per year*
- *Strike Fighter Transition*
- *F-35 JSF*



An aerial photograph of Naval Auxiliary Air Station Oceana. The image shows a large, multi-story building complex in the lower-left quadrant, surrounded by parking lots and roads. A long, straight road runs diagonally from the center towards the bottom right. The background features a flat landscape with some distant structures and a body of water on the right side. A semi-transparent text box is overlaid on the upper portion of the image.

Base History

- **Established in 1943 as Naval Auxiliary Air Station Oceana**

Base History



- **Circa 1960: Expanded base supports jet fighter and strike aircraft**

Today





NAS Oceana Dam Neck Annex

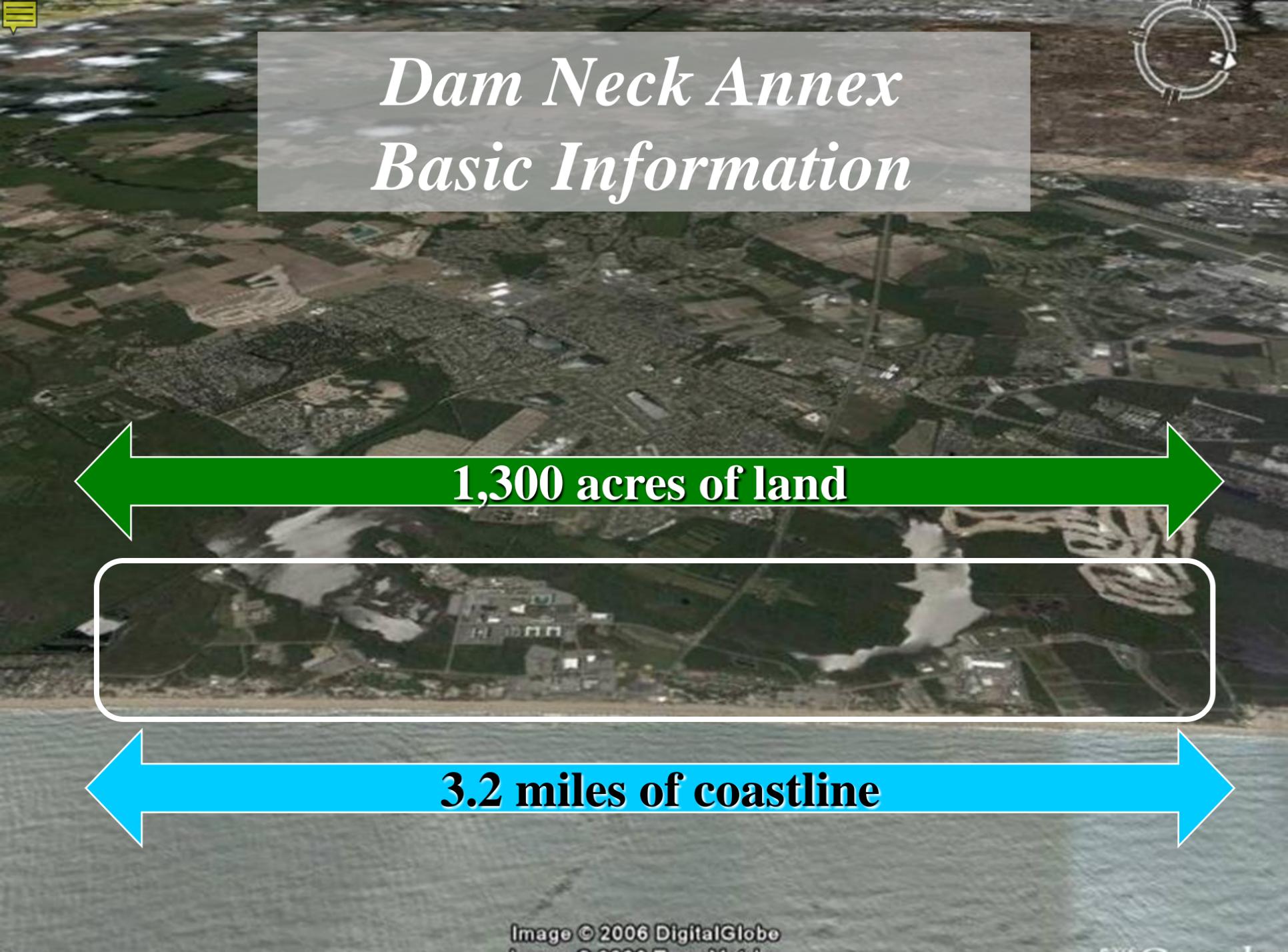


Facts & Figures

NAS Oceana Aircraft Laydown



	<u>2001</u>	<u>2013</u>
F-14 Squadrons	12	0
F-14 Aircraft	150	0
F/A-18A/C Squadrons	10	6
F/A-18A/C Aircraft	146	142
F/A-18E/F Squadrons	0	11
F/A-18E/F Aircraft	0	172
VFC-12 Adversary	12	12
SAR H-3	2	0
VR-56 C-40 (737)	0	3
Other Aircraft	6	8
Total Squadrons	23	19
Total Aircraft	316	337



*Dam Neck Annex
Basic Information*

This is an aerial photograph of a coastal area. A semi-transparent grey box at the top contains the title. A green double-headed arrow spans a large portion of the land area, with text indicating 1,300 acres. A white rounded rectangle highlights a specific area near the water, and a blue double-headed arrow below it indicates 3.2 miles of coastline. A compass rose is in the top right, and a copyright notice is at the bottom.

1,300 acres of land

3.2 miles of coastline



Facts & Figures

NALF Fentress

- **Main Field:** 2,556 acres
- **Non-contiguous:** 3 acres
- **Agricultural Outlease Program:** 893 acres
- **Average annual operations:** 100,000

Historical Trivia!





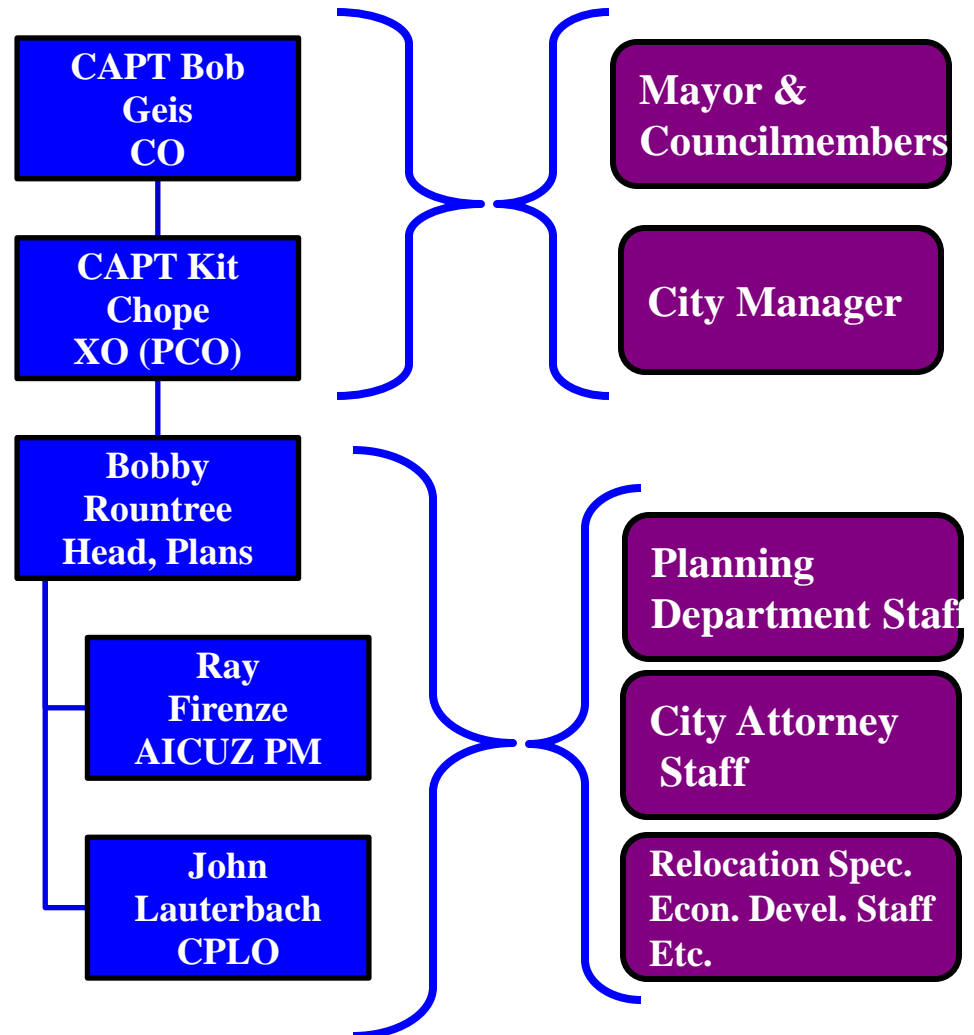
Encroachment / Outreach



Encroachment Team



- **Commanding Officer:** *Sole authority to speak for, and receive information on behalf of, the Navy in matters of AICUZ & community relations.*
 - This point is included in VA Bch MOU
- **Executive Officer:** 18 mo. OJT as PCO.
- **Head, Plans:** Former NAS Oceana XO; FA-18 squadron CO; provides operational continuity & perspective.
- **AICUZ Program Manager:** Former Navy ACC; provides air ops technical expertise; directly plugged into municipal Planning Departments.
- **Community Plans Liaison Officer:** Former Navy JAG; fluent in state & city legislative processes; responsible for surveying easement properties.





Air Installations Compatible Use Zones Program



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- **Protect the health, safety, and welfare of civilians and military personnel by encouraging land use which is compatible with aircraft operations**
 - **Protect taxpayer's investment by safeguarding the installation's operational capabilities**
 - **Reduce aircraft noise while meeting operational, training, and flight safety requirements, both on and in the vicinity of air installations**
 - **Inform the public about the AICUZ program and seek cooperative efforts to minimize noise and aircraft potential impact by promoting compatible development in the vicinity of military air installations**

Provides buffer between high tempo military flight operations and the civilian community



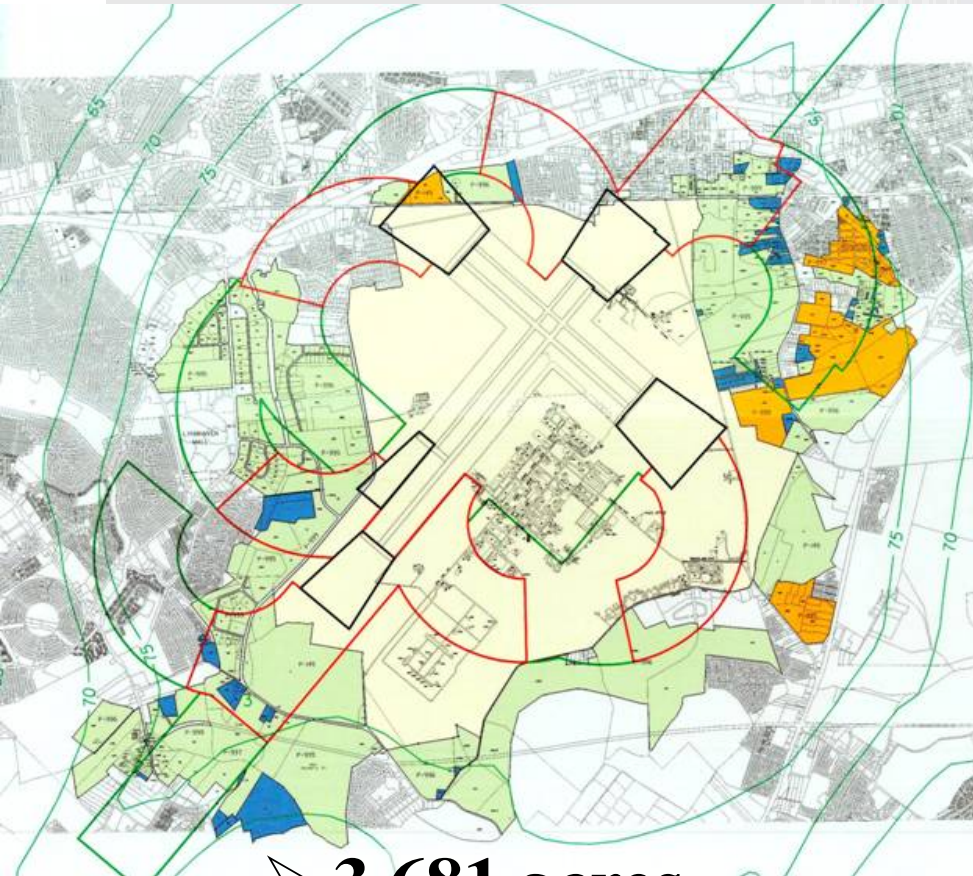
Encroachment Partnering Milestones Post-2005



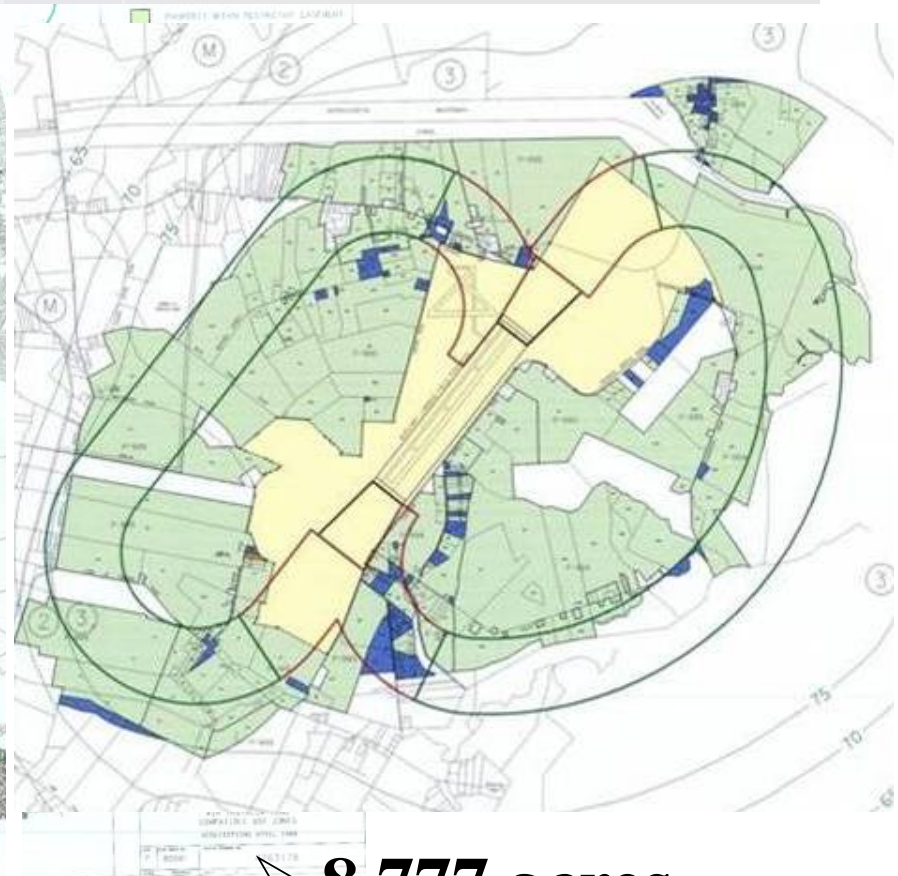
- **Virginia Beach and Chesapeake adopted Navy criteria into zoning**
- **VB APZ-1/CZ Conformity Program**
 - **VB's answer to requirement to “purchase and condemn” incompatible properties in APZ-1 from BRAC 2005**
- **Readiness and Environmental Protection Initiative (REPI) Partnering**
- **Increased enforcement of USG owned easements**



Restrictive Easements



➤ **3,681 acres**



➤ **8,777 acres**

- **12,458 acres of restrictive easements acquired in late 1970's – early 1980's; cost = \$57M**



Future



-
- **Dam Neck Main Gate Upgrades**
 - **West/East Coast Strike Fighter Aircraft Split**
 - **60% Pacific Fleet: 2 x Super Hornet squadrons & CVW-17 homeport change to NAS Lemoore**
 - **F/A-18 C Legacy Hornet**
 - **F/A-18E/F Super Hornet**
 - **F-35 Joint Strike Fighter: 2024 earliest East Coast introduction**
 - **Unmanned Aircraft Systems (UAS)**

Questions?





BACK-UP

NAS Oceana, Dam Neck Annex, NALF Fentress



- Enable the Navy's mission through alignment of all shore installation support to the Fleet, Fighter and Family.
- Support Atlantic Fleet Strike Fighter Assets
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Economics



-
- **Virginia Beach, the most populous city in Virginia: 443,000**
 - **NAS Oceana/Dam Neck Annex workforce: 16,700 personnel**
Nearly \$1 Billion direct salary, \$1 Billion goods & services
 - **Highest average salaries in Hampton Roads:**
 1. **Military: \$109.8K**
 2. **Civilian Federal Employees: \$101.0K**
 3. **Civilian Company Management: \$90.4K**

2012 HRPDC Data Book (2010 data for Hampton Roads MSA)



Dam Neck Annex



-
- **Home to 20 operational, training and support commands**
 - **The Navy's Training Center of Excellence:**
 - **20,000 students annually in over 210 courses of instruction**
 - **Additional training and Navy Fleet support areas include:**
 - **Synthetic warfare training to Carrier Strike Group and Amphibious Ready Group Staffs, Warfare Commanders and specified units/commands**
 - **24/7/365 Maritime Domain Awareness (MDA) support and vital maritime surveillance information to the Atlantic Fleet**
 - **State-of-the-art intelligence training including real world applications**
 - **CNRMA/VB MOU: Covers use of South Gate for emergency response supporting Sandbridge residents and natural disaster evacuation routing**
 - **FY-13 - \$9M Facilities Security Improvement MILCON including a significant upgrade to the main entry gate**

An aerial photograph of the Naval Air Station (NAS) Oceana. The image shows a large, rectangular airfield with multiple runways and taxiways. Surrounding the airfield are various buildings, parking lots, and green spaces. The ocean is visible in the upper left corner. A teal-colored rectangular overlay is positioned at the top center of the image, containing the title 'Facts & Figures' in a black, italicized serif font.

Facts & Figures

A teal-colored rectangular overlay is positioned in the upper center of the image, containing the subtitle 'NAS Oceana' in a black, italicized serif font.

NAS Oceana

- **Main Station:** 5,331 acres
- **Non-contiguous:** 515 acres
- **Agricultural Outlease Program:** 741 acres



Shore-Based Flight Requirements



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- **Multi-mission training flights**
 - **Readiness cycle includes events that require Field Carrier Landing Practice (FCLP) refresher training**
 - **Flight Deck Certification**
 - **Tailored Ship's Training Assessment (TSTA)**
 - **Composite Training Unit Exercise (COMPTUEX)**
 - **Joint Task Force Exercise (JTFEX)**
 - **5 Carrier Air Wings = 4 Strike/Fighter squadrons + 1 E-2 squadron**
 - **F/A-18 and E-2 Fleet Replacement Squadrons (FRS)**
each conduct \approx 6 initial CVN qualification detachments annually



Post-JLUS - Lasting Effects



-
- **December 2005:** Virginia Beach & Chesapeake adopt the JLUS recommendations into zoning
 - Virginia Beach adopts AICUZ overlay 70 dB DNL & above
 - Virginia Beach adopts MOU process
 - Chesapeake expands Fentress Overlay district
 - **January 2008:** Virginia Beach amends AICUZ Overlay Zoning Ordinance for land within 65 – 70 dB DNL sound contour
 - Three sub-areas, each with its own approval criteria
 - **October 2008:** MOU amended to capture ordinance changes
 - **January 2008:** Virginia Beach rezones ITA to 1 unit per 15 developable acres, further protecting this critical area between Oceana and Fentress



APZ1/Clear Zone Compatibility Program



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- **Acquires incompatible properties and property interests in APZ-1/Clear Zones**
 - \$69.9M for 621 units from 250 owners thus far
 - As of April 2010, all willing sellers in CZ and specific areas in APZ-1 qualify for program
 - **Program includes Interfacility Traffic Area (ITA):**
 - \$21.9M applied to 1744 acres from 13 owners
 - **Prohibits all new incompatible development**
 - **Creates incentives to attract compatible businesses into APZs.**



Encroachment Partnering



REPI funds received for Virginia Beach/Chesapeake ITA project:

- **FY-07 - \$2.3M for Virginia Beach**
- **FY-08 - \$700K for Virginia Beach, \$750K for Chesapeake**
- **FY-09 - \$2.5M for Virginia Beach**
- **FY-10 - \$1.6M for Virginia Beach, \$100K for Chesapeake**
- **FY-11 – \$7M for Virginia Beach**

Total funds received:

- **Virginia Beach - \$14.17M**
- **Chesapeake - \$850K**

Acquisitions to date (as of 20 Sep 12):

- **Chesapeake – 641 acres/\$1M. USN share/\$289K (641 acres)**
- **Virginia Beach – 1691.75 acres/\$16.98M. USN share/\$11.33M (1436.5 acres)**

Navy Escrow account balance:

- **Chesapeake = \$540K**
- **Virginia Beach = \$2.83M**



Non-Traditional Support



-
- **Helicopter Operations: Increasing**
 - Confined area landing practice
 - Other training syllabus requirements, e.g., NVG
 - **Special Operations: Increasing**
 - Navy Special Warfare
 - Other SOF units
 - Explosive Ordnance Disposal (EOD) paradrop training
 - ARG/MEU(SOC) heliborne assault training
 - **Others:**
 - MARDET convoy training
 - UCAV/UAS training
 - Battalion-level airborne assault training



Support Challenges



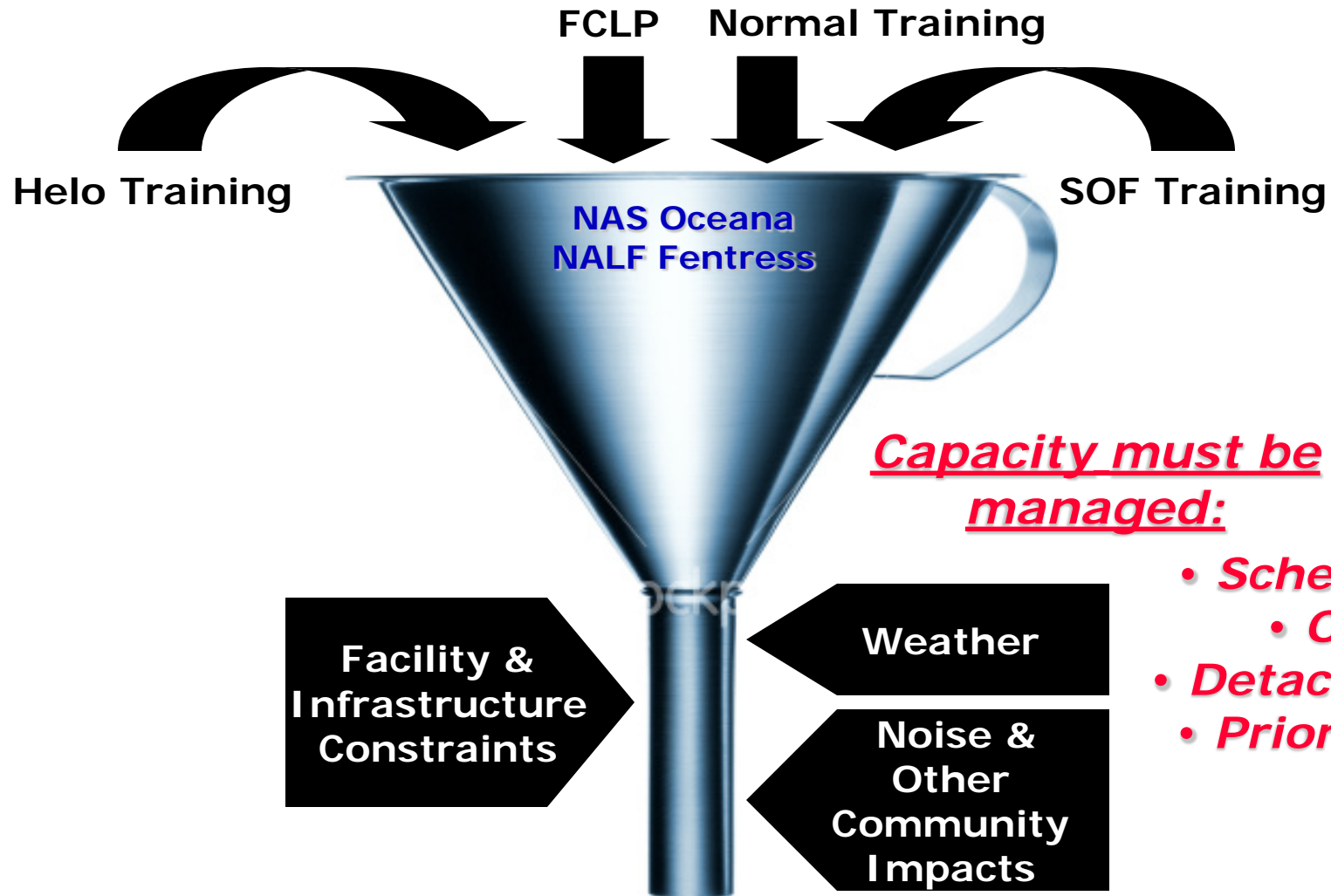
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- **NALF Fentress Repair & Upgrade Initiative**
 - **29 Jul 11**: Contract awarded to *Lane Construction Company*.
 - **6 Sep 11**: *Lane Construction* on site for ancillary tasks.
 - **5 Dec 11 to 15 Oct 12**: Runway closed; Fentress will still be utilized for helicopter training Monday-Friday, 1600 to 0200.
 - **16 Oct 12 to 15 Sep 13**: Taxiway closed; anticipate earlier completion date.





Meeting the Challenge

Increasing Operational Requirements





Easement Enforcement & Management



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- **Enforcement Team: 1 NAVFAC Real Estate Specialist and 1 member of Oceana Plans Dept. (“P&RE staff”)**
 - **Management Principles:**
 1. **New incompatible activities or businesses will be opposed in all instances.**
 2. **Existing incompatible uses will be methodically addressed based on P&RE staff analysis, operational concerns and input from NAVFAC legal advisor.**
 3. **To help maintain economic equilibrium and to keep local political involvement to the minimum, every effort will be made to negotiate the termination of incompatible activities within a reasonable time. Practices include allowing incompatible tenants to complete lease periods up to a point.**



Easement Enforcement & Management



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- **Management Principles, continued:**
 4. **For each incompatible business targeted for enforcement, P&RE staff will produce a recommended course of action taking into account the level of operational concern and the particularities of the business.**
 5. **P&RE staff will stay in touch with NAVFAC and other Navy legal staff to ensure that Navy property rights are in no way abrogated.**